



Lease Rate:

Negotiable

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**Colliers International**

865 S Figueroa St., Suite 3500  
Los Angeles, CA 90017

For Ground Lease or Build-to-Suit

# 3400 E 1st St Los Angeles, CA

## Property Details

- Building Availability: Up to 2,600 SF
- Lot Size: ±20,924 SF
- Zoning: LAC2

## Highlights

- Prime signalized corner with drive-thru opportunity
- Large lot size with ingress/egress from both 1st St & Lorena St
- Located only 1/2 a mile from the 60 freeway (exit Lorena St)
- Excellent opportunity within the difficult-to-penetrate Boyle Heights trade area
- High density Hispanic trade area with over 283,392 residents within 3 miles, and over 127,323 in daytime population
- Traffic Counts: ±30,667 CPD (1st & Lorena St)

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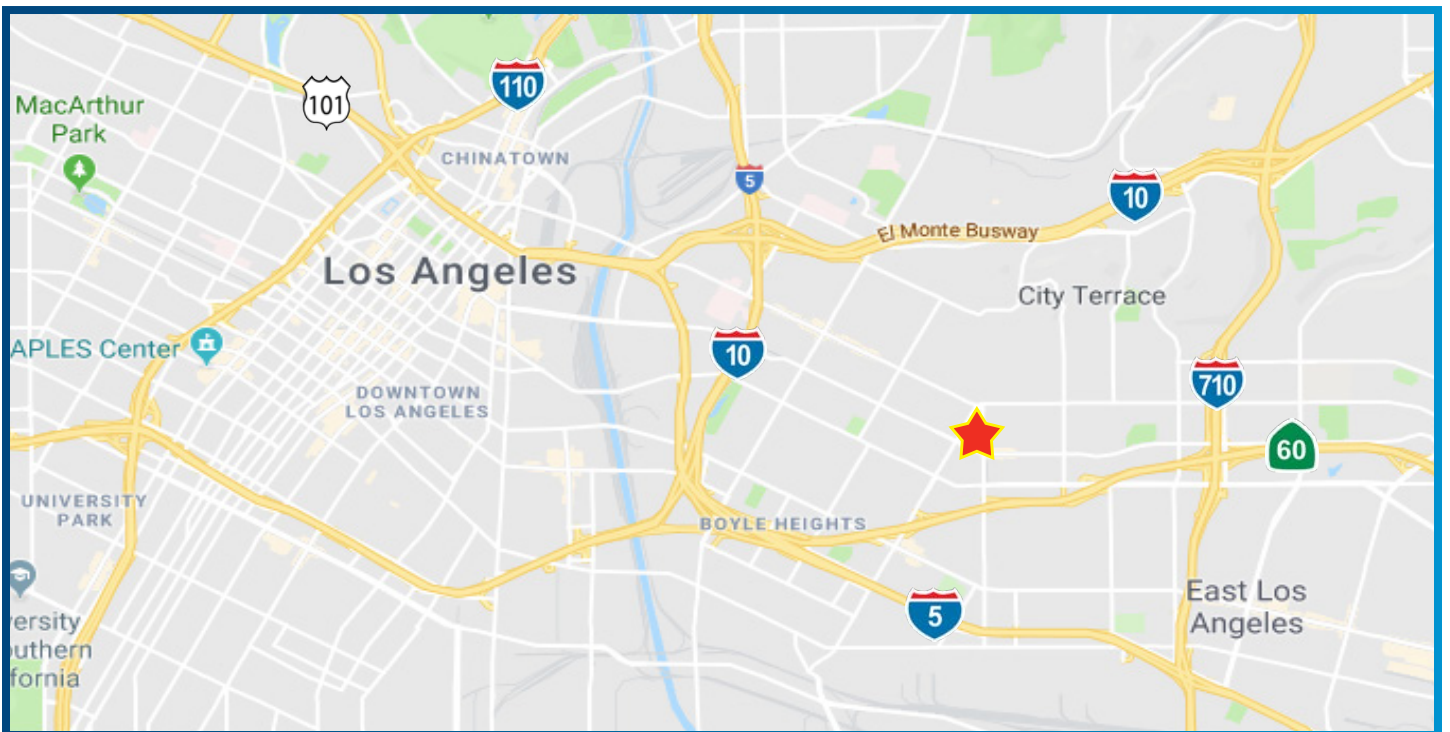
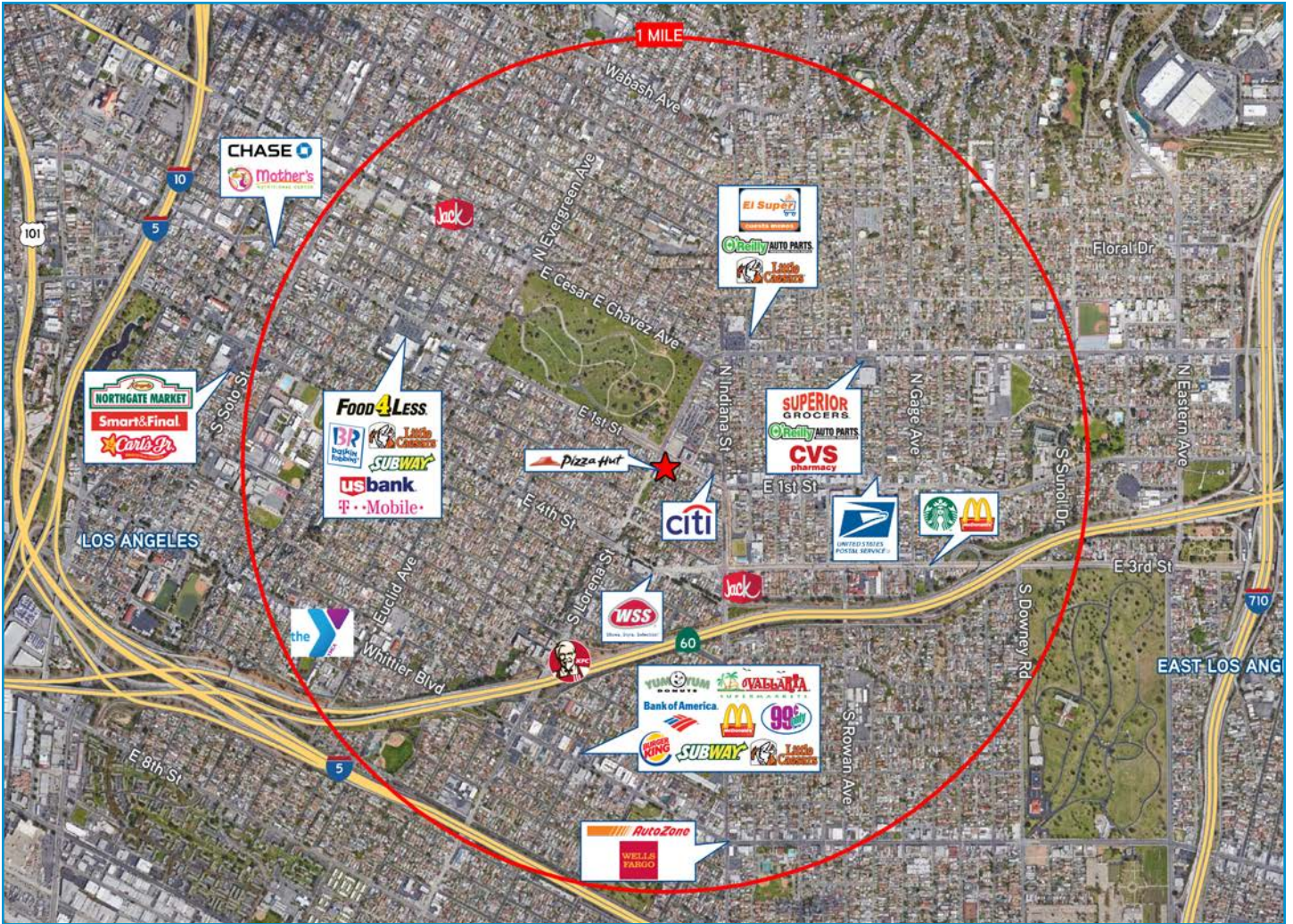
Accelerating success.

# Site Plan



\* Tentative site plan, subject to change

# Location Maps



# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Population Summary</b>			
2000 Total Population	65,152	279,008	889,038
2010 Total Population	64,295	278,403	894,089
2021 Total Population	65,100	283,392	933,561
2021 Group Quarters	207	17,393	26,113
2026 Total Population	65,095	286,817	956,704
2021-2026 Annual Rate (CAGR)	0.00%	0.24%	0.49%
2000 to 2010 Population Change	-1.3%	-0.2%	0.6%
2000 to 2021 Population Change	-0.1%	1.6%	5.0%
2010 to 2026 Population Change	1.2%	3.0%	7.0%
2021 to 2026 Population Change	0.0%	1.2%	2.5%
2021 Total Daytime Population	50,850	297,497	970,351
Workers	10,176	127,323	426,513
Residents	40,674	170,174	543,838
2021 Workers % of Daytime Population	20.0%	42.8%	44.0%
2021 Residents % of Daytime Population	80.0%	57.2%	56.1%
<b>Household Summary</b>			
2000 Households	15,449	67,370	237,856
2010 Households	15,479	71,310	254,386
2021 Households	15,651	73,583	273,051
2021 Average Household Size	4.15	3.61	3.32
2026 Households	15,604	75,434	283,990
2021-2026 Annual Rate	-0.06%	0.50%	0.79%
2000 to 2010 Household Change	0.2%	5.8%	6.9%
2000 to 2021 Household Change	1.3%	9.2%	14.8%
2010 to 2026 Household Change	0.8%	5.8%	11.6%
2021 to 2026 Household Change	-0.3%	2.5%	4.0%
2010 Families	12,896	54,100	181,617
2021 Families	13,057	54,966	188,425
2026 Families	13,046	55,477	192,547
2021-2026 Annual Rate	-0.02%	0.19%	0.43%
<b>Housing Unit Summary</b>			
2021 Housing Units	16,574	78,628	295,193
Owner Occupied Housing Units	30.0%	29.8%	27.9%
Renter Occupied Housing Units	70.0%	70.2%	72.1%
Vacant Housing Units	5.6%	6.4%	7.5%
<b>Owner Occupied Median Home Value</b>			
2021 Median Home Value	\$548,221	\$565,224	\$615,530
2026 Median Home Value	\$680,672	\$677,170	\$727,658
<b>Income</b>			
2021 Per Capita Income	\$14,553	\$17,218	\$21,016
2021 Median Household Income	\$47,233	\$47,106	\$50,492
2021 Average Household Income	\$60,294	\$64,696	\$71,391
Household Income Base	15,651	73,583	273,051
<\$15,000	13.3%	16.4%	15.5%
\$15,000 - \$24,999	11.4%	11.5%	11.4%
\$25,000 - \$34,999	11.5%	10.5%	9.9%
\$35,000 - \$49,999	16.0%	13.8%	12.7%
\$50,000 - \$74,999	20.5%	17.3%	16.6%
\$75,000 - \$99,999	11.6%	11.4%	11.3%
\$100,000 - \$149,999	10.5%	11.7%	12.7%
\$150,000 - \$199,999	2.9%	4.2%	5.0%
\$200,000+	2.2%	3.4%	4.9%

Source: Esri, U.S. Census

# Demographics

	1 mile radius	3 mile radius	5 mile radius
<b>Median Age</b>			
2010	28.9	31.1	31.5
2021	29.6	32.0	32.8
2026	31.8	33.9	34.6
<b>2021 Population by Age</b>			
Total	65,099	283,391	933,563
0 - 4	8.6%	7.3%	7.0%
5 - 9	8.4%	7.3%	7.0%
10 - 14	8.0%	7.0%	6.7%
15 - 19	7.9%	7.4%	6.9%
20 - 24	8.6%	8.3%	8.1%
25 - 29	9.3%	9.3%	9.4%
30 - 34	8.1%	8.3%	8.5%
35 - 39	7.2%	7.3%	7.5%
40 - 44	6.1%	6.5%	6.5%
45 - 49	5.7%	6.1%	6.1%
50 - 54	4.9%	5.5%	5.6%
55 - 59	4.2%	4.8%	4.9%
60 - 64	3.8%	4.2%	4.4%
65 - 69	3.2%	3.3%	3.6%
70 - 74	2.4%	2.7%	2.9%
75 - 79	1.6%	1.9%	2.0%
80 - 84	1.1%	1.3%	1.4%
85+	1.1%	1.4%	1.4%
18+	70.4%	74.1%	75.3%
21+	65.5%	69.3%	70.8%
<b>2021 Population by Race/Ethnicity</b>			
Total	65,100	283,392	933,560
White Alone	47.8%	44.9%	41.1%
Black Alone	0.7%	3.7%	3.7%
American Indian Alone	1.0%	1.0%	1.0%
Asian Alone	1.1%	8.2%	14.2%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	46.1%	38.6%	35.8%
Two or More Races	3.3%	3.5%	4.1%
Hispanic Origin	97.3%	84.5%	76.2%
Diversity Index	78.3	84.5	87.9
<b>2021 Population 25+ by Educational Attainment</b>			
Total	38,173	177,486	600,199
Less than 9th Grade	30.6%	25.1%	23.4%
9th - 12th Grade, No Diploma	17.3%	15.7%	13.8%
High School Graduate	22.9%	21.7%	20.3%
GED/Alternative Credential	1.8%	2.3%	1.9%
Some College, No Degree	13.9%	15.4%	14.6%
Associate Degree	3.7%	4.7%	5.0%
Bachelor's Degree	8.0%	11.2%	14.7%
Graduate/Professional Degree	1.9%	3.9%	6.2%

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